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## Community Development Department

31 West Quincy Street • Westmont, Illinois 60559  
Tel: 630-981-6250 Fax: 630-968-8610

### Village of Westmont Planning and Zoning Commission April 8, 2015 - Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, April 8, 2015 at 7:00pm, at the Westmont Village Hall, 31 W. Quincy Street, Westmont, Illinois 60559.

Chair Ed Richard led in the following:

#### **(1) Call to Order**

**In attendance:** Chair Ed Richard, Commissioners Steve Fedeczko, Gregg Pill, Craig Thomas, Janis Bartel, Doug Carmichael, Village Attorney John Zemenak, Village Planner Jill Ziegler.

**Absent:** None.

#### **(2) Pledge of Allegiance.**

#### **(3) Swearing in of testifying attendees and reminder to sign in.**

#### **(4) Reminder to silence all electronic devices.**

#### **(5) Approval of Minutes**

#### **(6) Approval of Minutes of the March 11, 2015 meeting.**

Motion to approve the Minutes of the March 11, 2015 meeting.

Motion: Pill

Second by: Thomas

#### **VOTING--Minutes**

Pill--Yes

Van Buren--Yes

Bartel--Yes

Carmichael--Yes

Fedeczko--Yes

Thomas--Yes

Richard--Yes

Motion passed.

#### **1. Open Hearing**

#### **Old Business**

**PZ 14-030** Oak Creek Capital Partners regarding the property located at 515 64th Street, Westmont, Illinois 60559 for the following:

- (A) Map Amendment request to rezone 515 64th Street from R-1, Single Family Detached Residence Zoning District, to R-1A Single Family Detached Residence Zoning District.
- (B) Preliminary Plat of Subdivision request to subdivide the subject lot into two (2) buildable lots.

**PRESENTATION:** John L., Oak Creek Capital Partners, presented that they originally presented in September. Discussed stormwater requirements and that they will be providing additional capacity on the property and over detaining. They meet or exceed all standards for the R1a. They have submitted final engineering and landscaping plans. There is no request for a variance.

**PUBLIC COMMENT:** None.

**STAFF COMMENT:** Ziegler discussed that area has many drainage complaints. They originally tried to work with owner to the south but he is not ready to develop the property. Discussion took place on recapture of development costs for basin. John of Oak Creek clarified that the basin agreement was pre-determined and there will not be a later recapture.

**COMMISSIONER COMMENT:**

Bartel: supports the proposal.

Thomas: supports the proposal.

Pill: fine with new plan.

Van Buren: asked about Village protection and making sure basin area is maintained. Staff answered that they are looking to create a HOA for the future 4 properties.

Fedeczko: asked about having an agreement in place for HOA on both properties. Staff has a letter from the other owner to south.

Carmichael: inquired about proposed engineering. Staff answered that yes the engineer feels that everything worked out.

Richard: mentioned that they need to have an existing agreement for HOA. Reply: HOA is intended to be prepared upfront and will include next two properties at development.

**MOTION A**

Motion to recommend to the Village Board of Trustees to approve a Map Amendment request to rezone 515 64th Street from R-1, Single Family Detached Residence Zoning District, to R-1A Single Family Detached Residence Zoning District.

Motion by: Bartel

Second by: Fedeczko

**VOTING A**

Pill--Yes

Bartel--Yes

Van Buren--Yes

Carmichael--Yes

Fedeczko--Yes

Thomas--Yes

Richard--Yes  
Motion passed.

#### **MOTION B**

Motion to recommend to the Village Board of Trustees to approve a Preliminary Plat of Subdivision request to subdivide the subject lot into two (2) buildable lots.

Motion by: Pill  
Second by: Van Buren

#### **VOTING B**

Pill--Yes  
Bartel--Yes  
Van Buren--Yes  
Carmichael--Yes  
Fedeczko--Yes  
Thomas--Yes  
Richard--Yes  
Motion passed.

#### **New Business**

**PZ 15-010** Chris Hwang regarding the property at 4116-4122 North Cass Avenue, Westmont, IL 60559 for the following:

(A) Map Amendment request to rezone the property at 4116-4122 North Cass Avenue from O/R 1 Office/Research-One District to B-2 General Business District.

**PRESENTATION:** Paul Kolpak, lawyer for Chris Wang, requested a map amendment to B-2 General Business district. They are not making any changes to anything on the property, currently have 17 parking spaces. There is currently a non-conforming business use for cleaners. They have an empty storefront and cannot rent because the type of business inquiries they are getting are not the office tenants they are zoned for. They have no interest for the small office space for incoming businesses.

**PUBLIC COMMENT:** None.

**STAFF COMMENT:** Ziegler mentioned that this is a recommendation from the Village's Comprehensive Plan. In the future, staff would be initiating a larger rezoning to B-2 for that block. The majority of businesses already there would fit into a B-2 district.

#### **COMMISSIONER COMMENT:**

Carmichael: reasonable request.

Fedeczko: supports request and changing rest of block as well.

Van Buren: agrees with request.

Pill: has noticed the property vacant and supports.

Thomas: supports.

Bartel: supports.

Richard: supports.

### **MOTION A**

Motion to recommend to the Village Board of Trustees to approve a Map Amendment request to rezone the property at 4116-4122 North Cass Avenue from O/R 1 Office/Research-One District to B-2 General Business District.

Motion by: Carmichael

Second by: Fedeczko

### **VOTING A**

Pill--Yes

Bartel--Yes

Van Buren--Yes

Carmichael--Yes

Fedeczko--Yes

Thomas--Yes

Richard--Yes

Motion passed.

**PZ 15-011 Village of Westmont Public Library regarding an electronic message board sign proposed to be located at 428 North Cass Avenue, Westmont, IL 60559 in the O/R-1 Office Research-One District for the following:**

(A) Zoning Code Variance Request to permit an electronic message board sign to be the primary sign with more than 40 percent sign area.

(B) Zoning Code Variance Request to permit an electronic message board sign to be illuminated until 10 p.m.

**PRESENTATION:** Julia Coen and Kate Buckson presented on the Library proposal to have an electronic sign board to hold announcements for the Village. They are looking to work with Village and other organizations and there would be one sign at Library and an additional sign at the south end of town. They are asking for a variance on the 75% sign area and the time for sign to be turned off.

**PUBLIC COMMENT:** Jane S. resident on Traube inquired about the placement of the sign because she is concerned about the additional lighting coming off the sign. It was clarified that the sign illumination will face north and south and lighting code will meet Village code.

**STAFF COMMENT:** Ziegler mentioned that the Village has been working with the Library for a very long time and they are working on an intergovernmental agreement for the messages. Both signs will meet monument style signs.

### **COMMISSIONER COMMENT:**

Carmichael: recused himself from discussion.

Fedeczko: discussed that it will be hitting from residents street, feels it is a great idea.

Van Buren: good idea.

Pill: great idea.

Thomas: supports.

Bartel: agrees, better communication.

Richard: inquired if any other library signs have to come down. Staff reply stated it will not affect other library signage.

**FINDINGS OF FACT A & B:**

(1) Yes-6; No-0. Recusal-1

(2) Yes-6; No-0. Recusal-1

(3) Yes-6; No-0, Recusal-1

**MOTION A**

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance Request to permit an electronic message board sign to be the primary sign with more than 40 percent sign area.

Motion by: Bartel

Second by: Fedeczko

**VOTING A**

Van Buren--Yes

Pill--Yes

Bartel--Yes

Carmichael--recusal

Fedeczko--Yes

Thomas--Yes

Richard--Yes

Motion passed.

**MOTION B**

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance Request to permit an electronic message board sign to be illuminated until 10 p.m.

Motion by: Pill

Second by: Bartel

**VOTING B**

Van Buren--Yes

Pill--Yes

Bartel--Yes

Carmichael--Recusal

Fedeczko--Yes

Thomas--Yes

Richard--Yes

Motion passed.

**PZ 15-012 Village of Westmont Fire Department regarding an electronic message board sign proposed to be located at 6015 South Cass Avenue, Westmont, IL 60559 in the R-3 Single Family Residential District for the following:**

- (A) Special Use Permit Request to permit an electronic message board sign for a government use in a residential district.
- (B) Zoning Code Variance Request to permit an electronic message board sign to be the primary sign with more than 40 percent sign area.
- (C) Zoning Code Variance Request to permit an electronic message board sign to be illuminated 24 hours a day.

**PRESENTATION:** Larry McIntyre, Village of Westmont Communications Director, presented on behalf of Village Fire Department and discussed history of the proposed signs. Westmont Special Events discussed working with other organizations to have electronic bulletin boards to promote village messages. He also mentioned the effectiveness of the signs that people can see over and over. This will be placed at the south fire station. They are requesting the board be illuminated 24 hours, which fits within code since fire station is open 24 hours, but though reduced traffic at later times, there are still people that would be able to view it. Plan is to keep messages consistent between the two signs. The initial pictures are drafts and sign will include address.

**PUBLIC COMMENT:** None.

**STAFF COMMENT:** Ziegler mentioned that they are working with a designer for gateway signage and they would work with these signs as well to have a similar look.

**COMMISSIONER COMMENT:**

Bartel: clarified that the signs would hold the same information, very supportive.

Thomas: clarified that design is not final.

Pill: asked if sign currently at fire station would come down. Reply: that is the plan since it is of an older condition.

Van Buren: asked about potential for library to have some messages that would be unique to them. Reply: they are partnering so both signs could promote the messages.

Fedeczko: inquired if the sign can be remotely accessed if there was an emergency message that would need to get out. Reply: depends on sign they chose but it is the intention to have it have remote access.

Carmichael: supports.

Richard: supports as well and positioning of the sign.

**FINDINGS OF FACT A:**

(1) Yes-7; No-0

(2) Yes-7; No-0

(3) Yes-7; No-0

(4) Yes-7; No-0

(5) Yes-7; No-0

(6) Yes-7; No-0

#### **MOTION A**

Motion to recommend to the Village Board of Trustees to approve a Special Use Permit Request to permit an electronic message board sign for a government use in a residential district.

Motion by: Van Buren

Second by: Pill

#### **VOTING A**

Van Buren--Yes

Pill--Yes

Bartel--Yes

Carmichael--Yes

Fedeczko--Yes

Thomas--Yes

Richard--Yes

Motion passed.

#### **FINDINGS OF FACT B & C:**

(1) Yes-7; No-0

(2) Yes-7; No-0

(3) Yes-7; No-0

#### **MOTION B**

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance Request to permit an electronic message board sign to be the primary sign with more than 40 percent sign area.

Motion by: Bartel

Second by: Carmichael

#### **VOTING B**

Pill--Yes

Bartel--Yes

Van Buren--Yes

Carmichael--Yes

Fedeczko--Yes

Thomas--Yes

Richard--Yes

Motion passed.

#### **MOTION C**

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance Request to permit an electronic message board sign to be illuminated 24 hours a day.

Motion by: Thomas

Second by: Van Buren

## **VOTING C**

Van Buren--Yes

Pill--Yes

Bartel--Yes

Carmichael--Yes

Fedeczko--Yes

Thomas--Yes

Richard--Yes

Motion passed.

Commissioner Fedeczko was thanked for his many years of service.

Attorney mentioned reversing order of Staff Presentation and Public Comment.

## **(8) Motion to adjourn.**

Motion by: Pill

Second by: Thomas

**Meeting adjourned 8:08 pm.**